



Chairperson Roberts called the regular meeting to order at 6:30 p.m. Five commissioners were present; absent were Commissioners Bell and Dearmin. Glen Black, Director of Community Development also attended.

### **Changes to the Agenda**

Staff explained that Jack Petruccelli, the applicant of Riverwalk Subdivision would be unable to attend due to a death in the family and had requested that Item E be moved to the August 4<sup>th</sup> Planning Commission Regular Meeting.

Commissioner Raley motioned to strike Item E from the agenda, as requested by the applicant. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

### **Minutes**

Commissioner Raley motioned to approve the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on June 2<sup>nd</sup>, 2008. Commissioner Burnett seconded the motion. All were in favor and the motion carried.

### **Citizen Comments**

There were none.

### **Lee Annexation Initial Zoning ~ located north of 839 1525 Road**

Chairperson Roberts opened the public hearing and requested staff's report and recommendations.

The following was presented by Glen Black, Director of Community Development

#### ***Request:***

*The applicant is requesting that the zone district of an 8.4 acre portion of parcel number 3457-012-00-004 (see attached drawings) be established as A-1.*

*The applicant is in the process of annexing this portion of property to adjust the boundary between 839 1525 Rd and the 8.4 acre portion of the parcel to the north of 839 1525 Rd.*

#### ***Criteria for Zoning of Additions:***

*According to section 17.04.270 of the City Municipal Code:*

- 1. The Planning Commission shall recommend to the City Council a use designation for all property annexed into the City not previously subject to City zoning.*
- 2. The zoning designation for newly annexed property shall not adversely affect the public health, safety, and welfare.*

#### ***Petitions:***

*As of July 2<sup>nd</sup>, 2008 (6) signatures were received **objecting** to the request.*

#### ***Staff Recommendations:***

*Staff recommends that the zone district of the discussed portion of property be established as A-1 to conform to the zone district of 839 1525 Rd.*

**Lee Annexation Initial Zoning ~ located north of 839 1525 Road continued...*****Petitions:***

*As of July 2<sup>nd</sup>, 2008 (6) signatures were received **objecting** to the request.*

***Staff Recommendations:***

*Staff recommends that the zone district of the discussed portion of property be established as A-1 to conform to the zone district of 839 1525 Rd.*

***Example Motion:***

*I move that Planning Commission **recommend/not recommend** approval to City Council of the request to change the zone district of the discussed 8.4 acre portion of parcel 3457-012-00-004 to A-1.*

There was discussion about canal access and maintenance.

Commissioner Oelke asked if the objections listed on the petitions were directed towards the zone designation or to the annexation.

Chairperson Roberts requested the applicant's presentation.

Kevin Bray, Grand Junction, summarized that residential use was being considered and currently they were at an assembly phase of development.

Chairperson Roberts requested public comment.

Linda Staley, 821 1525 Road, expressed her concerns for current easements and accesses during the annexation of the property. She mentioned other current concerns for their area.

The canal access near to the property was further discussed.

Kevin Bray, clarified the boundaries of the property being proposed for the initial zoning.

Gene Good, 825 1525 Road expressed her concern, being almost blind, if more traffic on 1525 Road would be a result due to this annexation.

Chairperson Roberts reminded everyone present the topic of the agenda item was the rezone and not the annexation. He closed the public hearing and requested commissioner comments.

Commissioner Jahn asked if he should recuse himself because his residence is near to the property of discussion. After discussion, Commissioner Jahn decided to remain.

Commissioner Oelke affirmed that they would be recommending the initial zoning for this property. She expressed that A-1 would be appropriate because it is surrounded by A-1.

Commissioner Oelke motioned that Planning Commission recommend approval to City Council of the request to change the zone district of the discussed 8.4 acre portion of parcel 3457-012-00-004 to A-1 contingent upon the annexation. Commissioner Raley seconded the motion. All were in favor and the motion carried.

**Comprehensive Plan Update**

Mr. Black reviewed the most recent changes to the Plan. He discussed the status of the consultants' completion. He mentioned that Commissioner Bell has requested an additional Steering Committee Meeting.

Commissioner Raley asked when the Steering Committee would be able to address the final changes proposed by the consultant.

Chairperson Roberts mentioned that he would like include the county's concerns when addressing the final changes.

Thursday, July 10<sup>th</sup> at 6:30 p.m. will be the final Steering Committee Meeting for the Update of the Comprehensive for 2008.

County Comments were reviewed and then there was discussion about the proposed future land use map.

**Commissioner Comments**

There were none.

**Staff Comments**

There was discussion about a confidential training memo created by the City Attorney, Mike Schottelkotte.

There was discussion upon using clear verbiage through the microphone.

There was discussion on Ex Parte Contact emphasizing that no communication is ideal. A meeting with the City Attorney was proposed for direct training.

The importance of making motions inclusive of specific criteria was reviewed.

Meeting Adjourned at 7:36 p.m.

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Lee A. Barber, Executive Secretary